HATHERN ROAD, SHEPSHED, LEICESTERSHIRE, LE12 9RP



RENT £ 795.00 P.C.M. EXCLUSIVE

Available now. This one bedroom with attic room mid-terraced property is set within easy reach of local commuter routes and amenities. Accommodation includes a lounge leading through to the kitchen with integrated oven and hob. To the first floor, there is a double bedroom and fitted bathroom suite. A staircase leading to the attic room (not suitable as a bedroom). To the front, there is a small forecourt and on-street parking available within the vicinity. To the rear, there is a shared garden. Energy Rating D. Council Tax Band A. There is a holding deposit of £180.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £735.00 will be required, along with the first months' rent, when the tenancy commences. Restrictions apply please contact the office for further details.

THINKING OF LETTING?
For a FREE APPRAISAL of your property without obligation
RING FRECKELTONS on 01509 214564

Residential Lettings

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE
Telephone:01509-214564. Fax:01509-236114. mailto:lettings@freckeltons.com www.freckeltons.com

ACCOMMODATION:

LOUNGE: 10'6" x 10'9" (3.20m x 3.28m). Double glazed window to the front elevation. Ceiling light point. Central heating radiator. Door through to

KITCHEN: 10'5" x 10'44" (3.18m x 3.14m). Comprises of a range of base units with roll edge work surface, inset stainless steel sink with side drainer. Integrated oven and hob. Double-glazed window and door to the rear elevation. Ceiling light point. Central heating radiator. Cupboard housing the property's Ideal Accommodation combination central heating boiler. Door to staircase which rises off to the first floor landing

LANDING: Ceiling light point. Doors to the bedroom and bathroom. Internal staircase rising up to the attic room

BEDROOM : Double glazed window to the front elevation. Ceiling light point. Central heating radiator.

BATHROOM: With a re-fitted three piece suite to include 'P' shaped bath with shower attachment over, WC and wash hand basin. Double-glazed window to the side elevation. Ceiling light point.

ATTIC ROOM: Ceiling light point. Used for storage only and is not to be used as a bedroom of any kind.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow around to the right and then to the left onto Forest Road and at the traffic island junction with Epinal Way, take the fourth exit onto Epinal Way. Continue past the University and at the next traffic island junction, take the first exit onto the A512 Ashby Road. Proceed for some distance over the motorway traffic island junction and upon entering the village of Shepshed, take the first right at the traffic lights onto Leicester Road. Follow Leicester Road along and down to the mini traffic island junction, turning left onto Kirkhill and proceed straight across at the next traffic island junction onto Britannia Street. Follow the road round to the right and at the next mini traffic island junction, turn right onto Belton Street. Follow Belton Street around to the left, which then turns into Hathern Road eventually where Number 46 can be located on the left hand side.

RESTRICTIONS: No Sharers. No Smokers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.









THE TENANCY AGREEMENT: An assured periodic tenancy will be offered for an initial 1 month period, which will automatically renew each month. We will explain your rights and obligations at the time of sign-up. A payment for the security deposit will be required before the signature. After the signature the first month rent payment will be due before releasing the property keys. This payment must be by bankers draft, pre-printed building society cheque or cash.
Please note that payments different from cash can take up to 2/3 working days to be confirmed by our accountant department. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)
All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.
If you require any further information please contact our Residential Property Management Department.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing, we will discuss your application with our landlord. There is a holding deposit of £180.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit total of £915.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme. Please note, these details were produced on 18th November 2026 and are for illustrative purposes only.

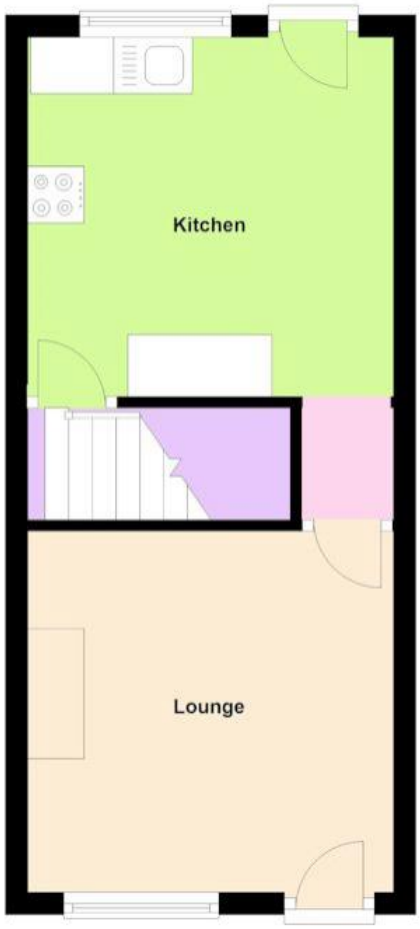




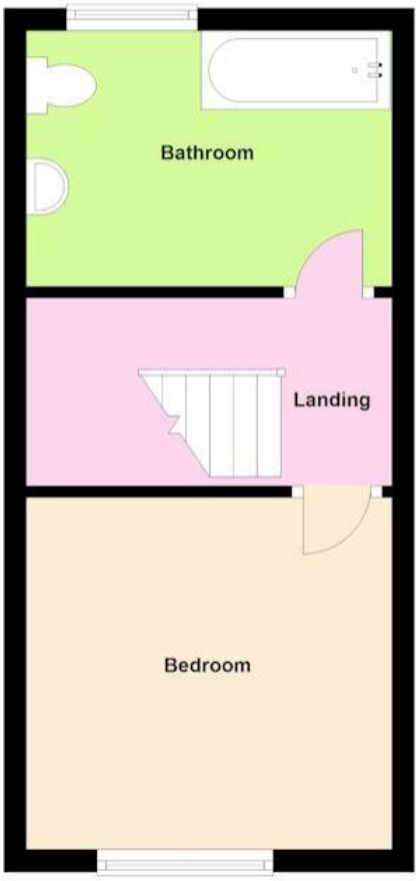


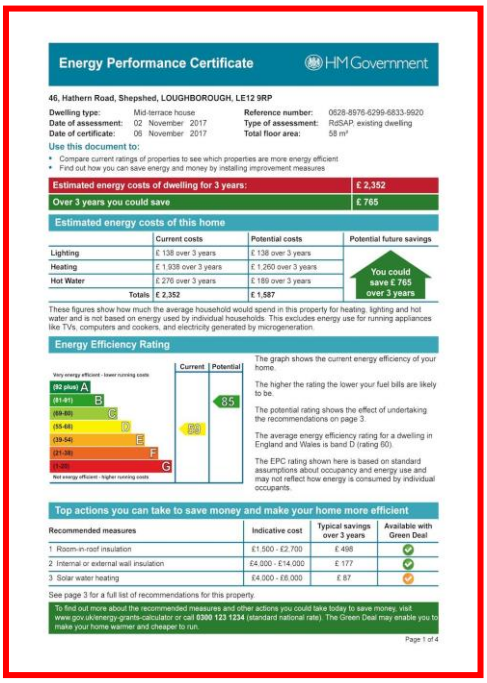


Ground Floor



First Floor





Energy Performance Certificate — HM Government

46, Hathern Road, Shepshed, LOUGHBOROUGH, LE12 9RP

Dwelling type:	Mid-terrace house	**Reference number:**	0628-8976-6299-6833-9920
Date of assessment:	02 November 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	06 November 2017	**Total floor area:**	58 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save	£ 765

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 1,938 over 3 years	£ 1,260 over 3 years	You could save £ 765 over 3 years
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 2,352	£ 1,587	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 498	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 177	✓
3 Solar water heating	£4,000 - £6,000	£ 87	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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The Property Ombudsman

TDS Tenancy Deposit Scheme member